

BEFORE
THE PUBLIC SERVICE COMMISSION OF
SOUTH CAROLINA
DOCKET NO. 2010-372-E - ORDER NO. 2011-71
JANUARY 21, 2011

IN RE:	Notification of Proposed Subdivision and)	ORDER APPROVING
	Request for Waiver of Bid Requirement to)	PROPERTY TRANSFER
	Transfer Real Property Between South)	OUTSIDE COMPETITIVE
	Carolina Electric & Gas Company and)	BIDDING PROCESS
	Okeetee Club, Inc. in Jasper County)	

This matter comes before the Public Service Commission of South Carolina (“Commission”) on a request by South Carolina Electric & Gas Company (“SCE&G” or the “Company”) for approval to waive the bidding requirement of Order No. 92-931 (dated November 13, 1992) and authority to exchange properties in Jasper County with Okeetee Club, Inc. (“the Club”), an adjacent property owner. According to the Application, SCE&G seeks to transfer one tract of 37.064 acres of land located on the east side of Purrysburg Road and adjacent to the Okeetee Club in Jasper County, South Carolina, to the Club in exchange for 16.524 acres owned by the Club and located adjacent to SCE&G’s Jasper Generating Station. This land exchange will allow both entities to consolidate their respective land holdings in the vicinity of the Jasper Generating Station.

The 37.064 acre parcel, which the utility proposes to transfer to the club (the “SCE&G transfer parcel”), has an approximate value of \$281,955. The SCE&G transfer parcel is one portion of a larger tract known to the parties as the Norton Tract; the remaining portion (the “SCE&G retained parcel”), consisting of 19.461 acres, is to be

retained by the utility. The 16.524 acres which the Club proposes to transfer to SCE&G (the “Okeetee transfer parcel”) has an approximate value of \$125,702.

In Order No. 92-931, this Commission articulated a requirement that SCE&G must file a proposed partitioning of a tract of land for review by the Commission if the tract of land is subdivided into parcels having a market value of less than \$150,000. The SCE&G retained parcel has an approximate value of \$148,044.69. Therefore, the utility’s proposed partitioning of the Norton Tract was submitted to the Commission for review.

Order No. 92-931 also articulates the requirement that SCE&G must engage in a competitive bidding process if it seeks to engage in the sale of real property worth in excess of \$50,000. The purpose of this bidding requirement is to protect against affiliate preferences and insure that SCE&G disposes of real property in a manner which promotes fair and equitable treatment of the parties to the transaction, potential bidders, and SCE&G customers.

It has been established that SCE&G and the Okeetee Club are unaffiliated with one another. Furthermore, while the SCE&G transfer parcel has a market value of approximately \$156,253 more than the Okeetee transfer parcel, the Okeetee transfer parcel is worth far more to SCE&G than the SCE&G transfer parcel because of the Okeetee transfer parcel’s proximity to the Jasper Generating Station.

We find that the public interest will be served by an order approving SCE&G’s proposed subdivision of the Norton tract and its proposed land swap with the Okeetee

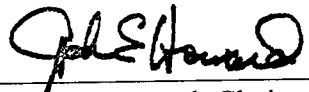
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Club, and we hereby waive the competitive bid requirement contained in Order No. 92-931 and approve the proposed land swap.

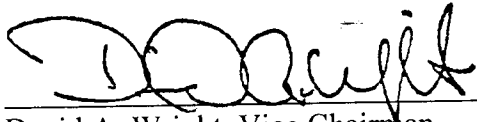
This Order shall remain in full force and effect until further order of the Commission.

BY ORDER OF THE COMMISSION:



John E. Howard, Chairman

ATTEST:



David A. Wright, Vice Chairman
(SEAL)